

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, SEPTEMBER 8, 2010

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District; Helena Syska, Sterling District.

Staff Present: John Merrithew, Assistant Director of Planning; Miguel Salinas, Program Manager, Community Information/Outreach; Planners: Judi Birkitt, Sophia Fisher, Stephen Gardner, Pat Giglio, Jane McCarter, Marchant Schneider; Amy Lohr, Hector Martinez, Building and Development; Nancy Bryan, Recording Secretary.

I. ADMINISTRATIVE ITEMS

1. ACTION SUMMARY REVIEW

- a. The Action Summary of June 9/2010 was approved as amended. (9-0).
- b. The Action Summary of July 14, 2010 was approved as amended. (8-0-1, Ruedisueli abstained).
- c. The Action Summary of July 21, 2010 was approved as amended. (7-0-2, Keirce, Maio abstained).
- d. The Action Summary of July 28, 2010 was approved as amended. (8-0-1, Ronis abstained).

2. DISCLOSURES

- a. Mr. Ruedisueli talked on 7/30/10, and then met on 8/23/10 with Charlie Jackson and others regarding the Fox Gate application; on 8/5/10 toured Loudoun Water and Luck Stone with Tim Coughlin; on 8/31/10 had some e-mail communications with Chris Gleckner regarding the Goose Creek Village North Clubhouse application.
- b. Mr. Bayless met on 8/10/10 with Charlie Jackson of Fox Gate and others for a briefing on that application; on 8/12/10 toured Loudoun Water and Luck Stone with Tim Coughlin; on 9/7/10 met with Christine Gleckner and Stephen Collins regarding the Goose Creek Village North Clubhouse application; attended an outreach meeting in early September with Supervisor Buckley and T-Mobile representatives regarding the T-Mobile Baha'i Faith Center application.
- c. Ms. Maio met on 9/1/10 with Brian Cullen of Keene Enterprises to discuss some by-right projects in the Transition Area and think about what sign implications might be there; on 9/8/10 had a telephone discussion with Mark Tate regarding the Fox Gate application; had e-mail exchanges with Chris Gleckner regarding the Goose Creek Village North Clubhouse application and with Sara Howard-O'Brien regarding the HS-7 application.

- d. Mr. Keirce attended a multiple HOA meeting on 7/26/10 regarding the Chesapeake Bay Preservation Act and also the same meeting again on 8/23/10, which was also attended by a couple members of the Board of Supervisors; on 8/23/10 had an e-mail exchange with Charlie Jackson regarding the Fox Gate application; on 7/23/10 had an e-mail exchange with Ben Wales regarding the Loudoun Parkway Center Parcel N application; on 8/31/10 met with representatives of Loudoun Parkway Center Parcel N as well as Belmont Estates; on 9/1/10 attended a Loudoun Valley Estates III HOA meeting to discuss their rezoning that will come before the Commission in October; on 9/3/10 met with representatives of M.C. Dean regarding the Fox Gate application; on 9/7/10 met with representatives of Goose Creek Village North regarding the clubhouse; met on 9/8/10 with representatives of Fox Gate regarding their application.
- e. Ms. Robinson had an e-mail exchange with Chris Gleckner regarding the Goose Creek Village North Clubhouse application; had an e-mail exchange with Sara Howard-O'Brien regarding the HS-7 application.
- f. Mr. Ronis on 8/23/10 had a telephone conversation with a Potomac resident named Sheila Reilly who is very concerned about an upcoming cell tower application in her neighborhood; on 8/23/10 had a meeting with the Fox Gate representatives regarding their application.
- g. Ms. Syska received an e-mail from Sara Howard-O'Brien regarding the HS-7 application; received a phone call from Mike Banzhaf who is representing area development groups, which is currently in pre-application; attended the community meeting with Commissioner Bayless regarding the T-Mobile – Baha'i Faith Center application.
- h. Mr. Klancher met with the applicant for the Loudoun Parkway Center N application to discuss some revisions that they are working on prior to returning to the Commission; had a discussion with representatives from Belmont Estates regarding their application to be briefed on 9/8/10; had a meeting with representatives of Fox Gate regarding their application to be briefed on 9/8/10; had a phone conversation with representatives of M.C. Dean to discussion the Fox Gate application; had a couple conversations with representatives of Loudoun Water regarding the quarry and the treatment center; had communications with staff from Loudoun County Public Schools regarding HS-7.

II. BRIEFING OF THE SEPTEMBER 15, 2010 PUBLIC HEARING ITEMS

1. DOAM 2010-0001, Proposed Amendments to the Facilities Standards Manual

Items for further discussion include an explanation of extensions; length of validity of a Phase 1 survey; preservation of geological features; mandatory pre-submission of archeological survey; explanation of a preliminary release package.

2. CMPT 2010-0005, T-Mobile Northeast

Items for further discussion include a map exhibiting anticipated coverage or lack of coverage; and clarification of rooftop equipment.

3. SPEX 2010-0010, Broad Run Contracting – Dulles Trade Center West Lot 12

Items for further discussion include expanding the definition of “empty”; identifying areas for wash down of vehicles/storage containers; replacement landscaping; and clarification of the boundary storage area.

4. ZCPA 2010-0002, Kirkpatrick Farms – Lunette House

Items for further discussion include a narrative for the farmhouse; efforts proposed to make the salvaged materials available locally within the County; applicant’s explanation for calculation of the proposed \$200,000 monetary contribution.

5. ZMAP 2010-0001, SPEX 2010-0003, HS-7, Dulles South High School and Future Elementary School Site, Goshen Road Assemblage

Items for further discussion include the timing of utilities; athletic field lighting hours of operation; road improvements map; abandonment process; sidewalk maintenance on the west side of Northstar Boulevard; CPI index versus three bid process; compliance with Loudoun Water requirements.

6. ZMAP 2008-0004, SPEX 2008-0023, Fox Gate

Items for further discussion include Residential policies versus requirements of PD-MUB District; clarification of the VDOT position on Route 50 direct access; square footage devoted to retail versus hotel; status of the East Gate project; identification of the LDN 65 Noise Contour; transit plans for the Route 50 Corridor; information on existing curb cuts and median breaks along Route 50; relationship to the East Gate Proffers; other options for the commuter parking spaces; reasoning for the 75 acre minimum for residential.

III. BRIEFING OF ZOAM 2009-0003, AMENDMENTS TO THE ZONING ORDINANCE – SIGN REGULATIONS AND ZOAM 2010-0002, OFF-SITE DIRECTIONAL SIGNS

Items for further discussion include requests for sign illustrations; descriptions of public outreach; review State Code provisions for right-of-way signs.

IV. BRIEFING OF ROUTE 28 KEYNOTE EMPLOYMENT POLICIES CPAM

Items for further discussion include Board of Supervisors direction to the Planning Commission; coordination of definitions between Planning and Zoning staffs.

V. WORKSESSION ITEMS

1. ZMAP 2005-0019, Belmont Estates

The Planning Commission forwarded ZMAP 2005-0019, Belmont Estates to a Planning Commission worksession for revisiting the issues discussed at the September 8, 2010 worksession. **(9-0).**

Items for further discussion include reducing proposed buffer modifications; sight line enforcement at the traffic circle on Stubble Road; possible changes to site layout; and impacts on adjacent uses.

2. SPEX 2009-0018, Goose Creek Village North Clubhouse

The Planning Commission forwarded SPEX 2009-0018, Goose Creek Village North Clubhouse to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated September 1, 2010 and with the Findings contained in the September 1, 2010 Staff Report. **(9-0).**

3. CMPT 2008-0016, T-Mobile Baha'i Faith Center

The Planning Commission approved CMPT 2008-0016, T-Mobile Northeast, with the Findings for Approval contained in the September 8, 2010 item, and forwarded the application to the Board of Supervisors for ratification. **(9-0).**